



City of Santa Barbara
Airport Department

DATE: March 17, 2010
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement with Carpinteria Motor Transport (CMT)

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Carpinteria Motor Transport, a California S Corporation, for 10,000 square feet of paved land, at 150 David Love Place, at the Santa Barbara Airport, effective March 1, 2010, for a monthly rental of \$1,580, exclusive of utilities.

DISCUSSION:

The subject Premises are located north of Hollister Avenue in an Airport Industrial (AI-1) zone.

CMT wishes to lease an area to be used as a transfer station for avocados. An 8'x40' storage container will be placed on the Premises to store tools and equipment. The Premises will be used to transfer the crates of avocados from smaller vehicles to semi-trailer trucks prior to shipping. No truck maintenance will take place upon the Premises. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$.15 per square foot for the land and \$.40 for the storage container, for a total monthly rental of \$1,580. The rental rate is comparable to other land on the Airport for similar use and in similar condition.

The proposed Lease Agreement has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map